



City of Carmel

Carmel Board of Zoning Appeals Regular Meeting Monday, September 23, 2019

Time: 6:00 PM

Location: Carmel City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda:

- A. Call to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes of Previous Meetings
- F. Communications, Bills, and Expenditures
- G. Reports, Announcements, Legal Counsel Report, and Department Concerns
- H. Public Hearings

(V) Valvoline Instant Oil Change – US 421.

The applicant seeks the following development standards variance approvals:

- 1. **Docket No. 19070017 V UDO Section 3.99 Min. 2500 sq. ft. gross floor area required, 2077 sq. ft. requested.**
- 2. **Docket No. 19070018 V UDO Section 3.95.F Vehicle stacking in the rear allowed, stacking in the front yard requested.** The 0.98 acre site is located at 9835 Michigan Rd. and is Lot 1A of North Augusta subdivision. It is zoned B3/Business, within the US 421 Michigan Road Overlay Zone. Filed by Richard Gallegos, III of Valvoline, LLC.

(V) Franciscan Orthopedic Center of Excellence.

The applicant seeks the following development standards variance approvals:

- 3. **Docket No. 19080001 V UDO Section 2.40 Max. 18' accessory structure height allowed; 51' parking garage proposed.**
- 4. **Docket No. 19080002 V UDO Section 5.07.D.3 At least 2 primary buildings required; 1 multitenant building and 1 parking garage proposed.** The site is located at approximately 10800 Illinois St. The site is zoned MC/Meridian Corridor. Filed by Robert Hicks of Hall, Render, Killian, Heath & Lyman, P.C. on behalf of Meridian Development Services, LLC.

(V, SUA) Badger Fieldhouse.

The applicant seeks the following special use and development standards variance approvals for a 152,000 sq. ft. practice fieldhouse building and a championship outdoor soccer field at Badger Fields:

- 5. **Docket No. 19060005 SU Amend UDO Section 2.03 Permitted Uses, Recreational Special Use required.**
- 6. **Docket No. 19060013 V UDO Section 2.04 Max. 35' building height allowed, 45' requested.**
- 7. **Docket No. 19060014 V UDO Section 2.04 Max. 35% lot cover allowed, 64% requested.**

8. **Docket No. 19060015 V UDO Sections 2.04, 7.17, 7.27 Lot frontage on a street required, No frontage requested.**
9. **Docket No. 19060016 V UDO Sections 2.04, 5.78.F Min. 25' side yard building setback for semi-public buildings required, 20' and 11' requested.**
10. **Docket No. 19070012 V UDO Section 5.28.E Parking lot curbs required, No curbing requested.**
11. **Docket No. 19070013 V UDO Sections 5.39.H.2.a 1 sign allowed, 2 requested.**
12. **Docket No. 19070014 V UDO Sections 5.39.H.2.a Sign facing east not toward a street (north) requested.** The 36-acre site is located at 5459 E. Main St. It is zoned S1/Residence. Filed by Ted Nolting of Kroger, Gardis & Regas LLP, on behalf of Clay Township of Hamilton County and Carmel Dads' Club Inc.

I. New Business

J. Old Business

K. Adjournment